

Bill No. 163  
2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 1170 Fanshawe  
Park Road East.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the  
Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of  
London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning  
applicable to lands located at 1170 Fanshawe Park Road East, as shown on the  
attached map comprising part of Key Map No. A103, **FROM** a Residential R1 (R1-14)  
Zone **TO** a Residential R6 Special Provision (R6-5(\_)) Zone.

2. Section Number 10.4 of the Residential (R6) Zone is amended by adding  
the following Special Provisions:

R6-5(\_) 1170 Fanshawe Park Road East

a) Regulations

- i) Front Yard Depth (minimum): 2.0 metres
- ii) Exterior Side Yard Depth (minimum): 3.0 metres
- iii) Interior Side Yard Depth (minimum): 2.5 metres when the end  
wall of a unit contains no windows to habitable rooms.
- iv) Density (maximum): 70 units per hectare
- v) Building Orientation – The unit entrances shall be oriented  
towards Fanshawe Park Road East and/or Stackhouse Avenue.

3. The inclusion in this By-law of imperial measure along with metric  
measure is for the purpose of convenience only and the metric measure governs in  
case of any discrepancy between the two measures.

4. This Amendment shall come into effect in accordance with Section 34 of  
the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-  
law or as otherwise provided by the said section.

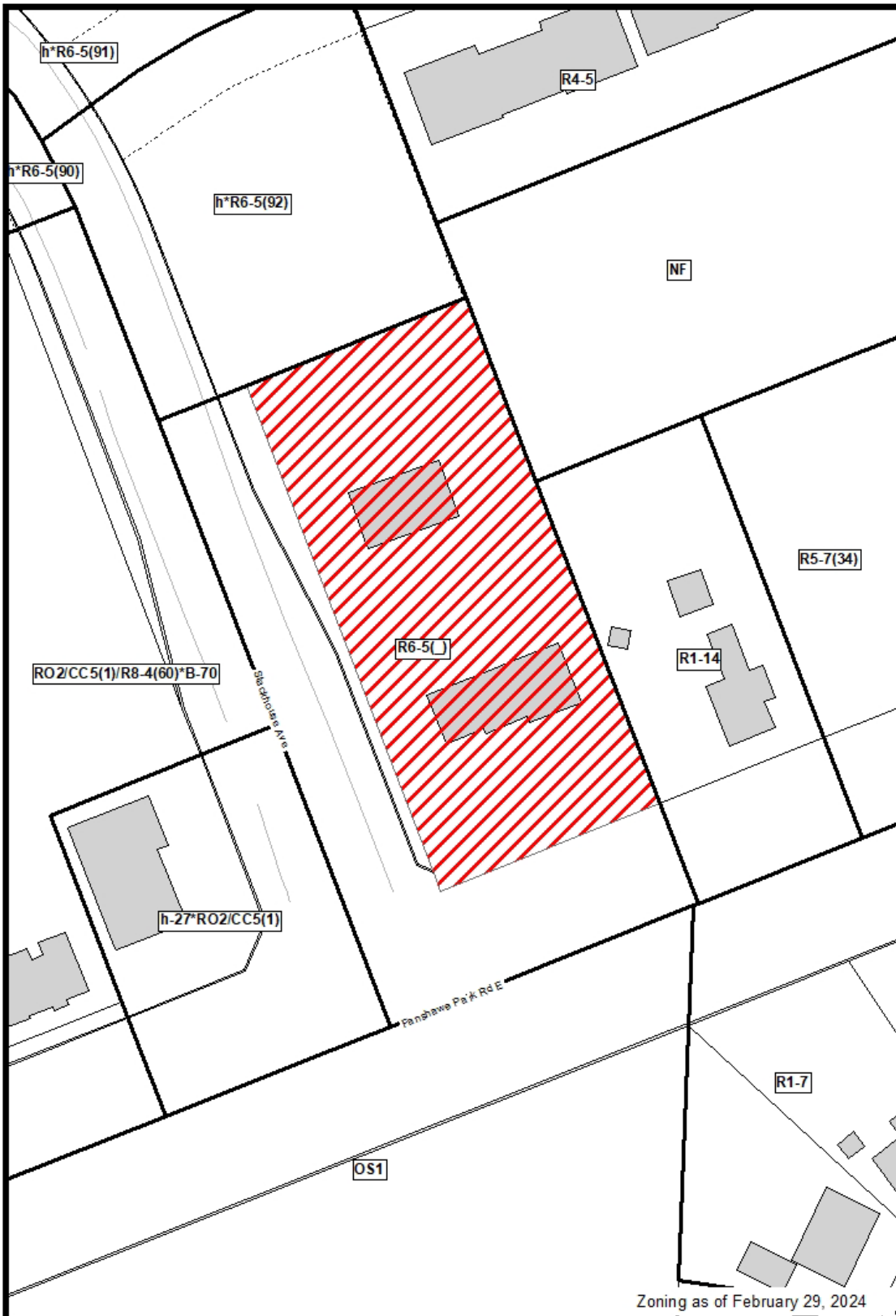
PASSED in Open Council on May 14, 2024, subject to the provisions of  
PART VI.1 of the *Municipal Act, 2001*.


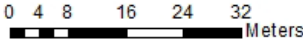

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – May 14, 2024  
Second Reading – May 14, 2024  
Third Reading – May 14, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-9713 Planner: MH Date Prepared: 2024/03/21 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p> Meters</p> <p></p>
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